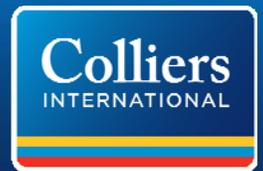


FOR LEASE ±5,000 - ±140,000 SF ON ±19 ACRES

South Tracy Industrial Complex

400 GANDY DANCER DRIVE • TRACY, CA



Dead Storage • Flexible Lease Terms • Yard • Rail Service



Lease Rate:

- › Warehouse: \$.20/ SF Gross
- › Yard: \$.05/ SF Gross

Property Summary: This property is now under new ownership with 140,000 sf of warehouse available for lease on approximately 19 acres. Both the warehouse and yard space can be split to accommodate smaller users if necessary. The new ownership is very flexible and will entertain many different occupancy scenarios at below market lease rates.

Recent property upgrades include: New T-8 warehouse lighting, new carpet & paint in the offices, fenced, lighted and compacted yard area with upgraded security system including exterior cameras.

Property Features

- › ±5,000 - ±140,000 sf of warehouse on ±19 acres
- › Five (5) Dock High, recessed loading doors
- › Two (2) grade level roll-up doors
- › Two (2) rail doors serving dual rail tracks
- › Skylights
- › Union Pacific Rail Service to Building
- › Clear Height: ±24' - 27'
- › Lighting: T-8
- › Construction Type: Steel Frame Metal
- › Electrical: 12,000 KVA transformer on site
- › Column Spacing: ±25' x 80', most common
- › Zoning: M-1, City of Tracy

The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions, and changes. Although Colliers Parrish International, Inc. has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2010 Colliers International

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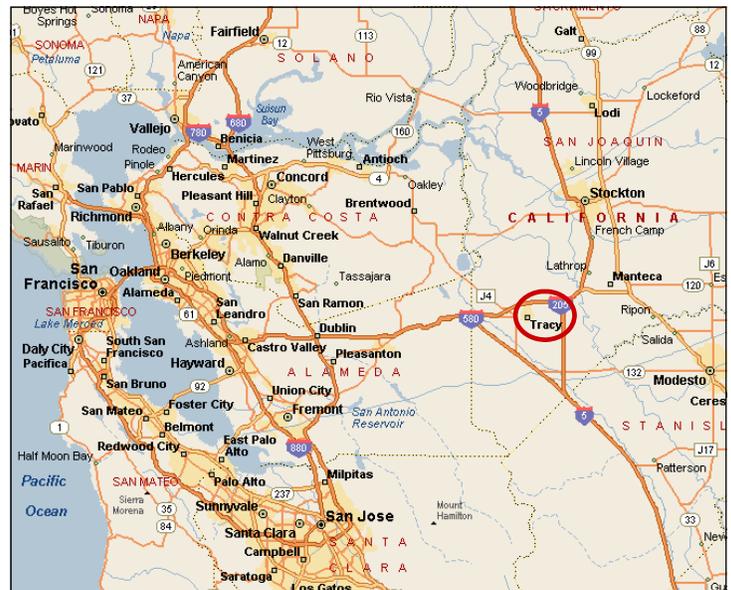
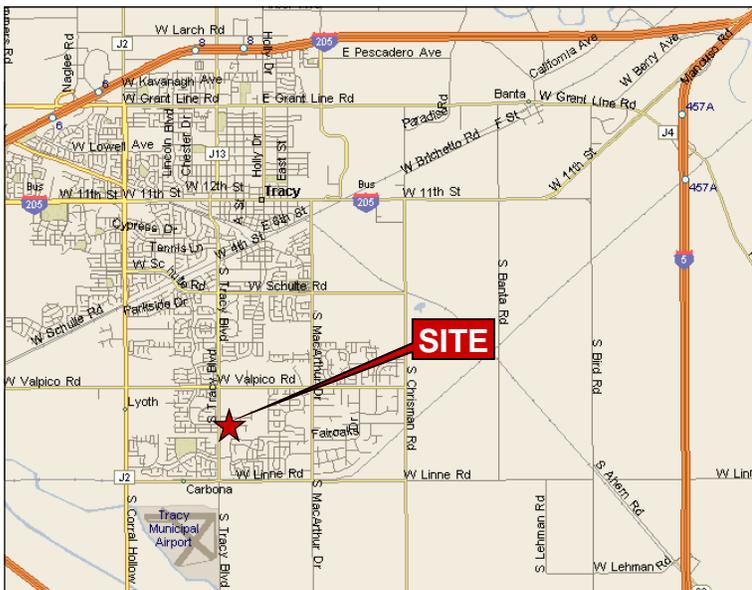
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